127.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,140,000 / 1,140,000
					USE VALUE:	1,140,000 / 1,140,000
					ASSESSED:	1,140,000 / 1,140,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		COLEMAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VENABLE SCOTT
Owner 2:	HWANG INAE
Owner 3:	
Street 1:	24 COLEMAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VENABLE SCOTT W -
Owner 2:	-
Street 1:	24 COLEMAN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 3168 Square Feet, with 2 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4708.000	747,100		392,900	1,140,000
Total Card	0.108	747,100		392,900	1,140,000
Total Parcel	0.108	747,100		392,900	1,140,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.85 /Parcel: 359.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 82065

GIS Ref

GIS Ref

Insp Date 12/24/08

!9861!

PREVIOUS ASSESSMENT

Parcel ID 127.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	747,100	0	4,708.	392,900	1,140,000		Year end	12/23/2021
2021	104	FV	716,600	0	4,708.	392,900	1,109,500		Year End Roll	12/10/2020
2020	104	FV	716,700	0	4,708.	392,900	1,109,600	1,109,600	Year End Roll	12/18/2019
2019	104	FV	529,300	0	4,708.	392,900	922,200	922,200	Year End Roll	1/3/2019
2018	104	FV	529,300	0	4,708.	348,000	877,300	877,300	Year End Roll	12/20/2017
2017	104	FV	499,300	0	4,708.	291,800	791,100	791,100	Year End Roll	1/3/2017
2016	104	FV	499,300	0	4,708.	291,800	791,100	791,100	Year End	1/4/2016
2015	104	FV	442,600	0	4,708.	252,600	695,200	695,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:43:32

LAST REV

Date	Time
09/20/17	14:14:24
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9861

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENABLE SCOTT W	1381-50		3/8/2010	Convenience	1	No	No		
ROSENBERGER PAU	1372-95		8/9/2009	Change>Sale	580,000	No	No		
	781-15		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	82065
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2017	1062	Porch	60,900	C				rebuild rear porch
6/10/2015	652	Solar Pa	16,000		6/10/2015			Install 25 solar p
7/26/2010	884	Renovate	93,336					RENO 1ST FLOOR KIT
7/26/2010	886	Renovate	186,673					2ND & 3RD FLOOR RE
6/12/2002	527	Porch	8,500	C				REBUILD REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2015	Permit Insp	PC	PHIL C
3/17/2011	Info Fm Prmt	BR	B Rossignol
12/24/2008	Measured	294	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4708		Sq. Ft.	Site		0	70.	1.19	8									392,868						392,900	

Total AC/HA:	0.10808	Total SF/SM:	4708	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	392,868	Spl Credit		Total:	392,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	3	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14715910
Const Adj.:	0.98990101
Adj $ / SQ:	204.403
Other Features:	193500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	783085
Depreciation:	36022
Depreciated Total:	747063

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	3	
Totals			
2	13	5	

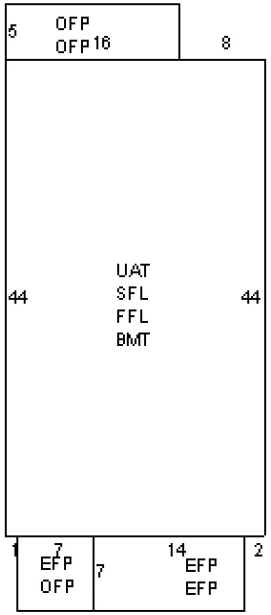
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	204.40
Special Features:	0	Val/Su Net:	192.25
Final Total:	747100	Val/Su SzAd	353.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	91.210	96,323
FFL	First Floor	1,056	204.400	215,850
SFL	Second Floor	1,056	204.400	215,850
UAT	Upper Attic	264	178.850	47,217
EFP	Enclos Porch	245	37.950	9,298
OFP	Open Porch	209	24.150	5,047

	Net Sketched Area:	3,886		Total:	589,585
Size Ad	2112	Gross Area	4678	FinArea	3168

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
UAT	100	FLA	100	V	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1975	0.00	T	35.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc